

Housing and Redevelopment Authority of the City of Saint Paul, Minnesota:

Redevelopment project files

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## Market Value Appraisal for

## THE HOUSING AND REDEVELOPMENT AUTHORITY of The City of St. Paul, Minn.

Parcel # 141
Supplement
to Parcel #

By

EARL V. DOLAN, M.A.I., S.R.A. 1024 Pioneer Bldg., St. Paul, Minn. C. C. BEETH, M.A.I., S.R.A. 1603 Univ. Ave., St. Paul 4, Minn.

Property Address	we to Cheel
Contract for Deed Purchaser Logal Description Less 17 feet of lot 8, and West 16 2/3 feet of Lot 9, #Elfelt.  Bernheimer & Arnolds Addition to St. Paul  Lot Size 33.6 x 124.3  ASSESSED VALUE F. & T.  LAND \$ 550.00  BUILDINGS \$1, 400.00  TOTAL \$1, 500.00  When Acquired How Much Paid \$ How Much Spent Since \$ Northward For No	
Legal Description Best 17 feet of lot 8, and West 16 2/3 feet of Lot 9, #Elfelt Bernheimer & Arnolds Addition to St. Paul  Lot Size 33.6 x 124.3  ASSESSED VALUE F. & T.  LAND \$ 550.00  BUILDINGS \$1, 400.00  TOTAL \$1.50  When Acquired  How Much Paid \$  How Much Spent Since \$  INCUMBRANCES: Mortgage \$  Appr. Bal. Owing \$  Holder?  Contract for Deed \$  Appr. Bal. Owing \$  To Whom?  Other  BEST ECONOMIC USE: Present Use  ANY UNLAWFUL USE NOTED:  OCCUPANCY: Owner  Tenants  OCCUPANCY: Owner  DESCRIPTION OF IMPROVEMENTS  Type of Building  Function  Paul  DESCRIPTION OF IMPROVEMENTS  Type of Building  Function  Number of Stories  Number of Stories  Number of Rooms  Basement % Excav. 60  Foundation  Foundation  Foundation  Cubic Foot Content  33.535  Garage  Other Bldgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 142 (plus 385)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Ren	
Square Feet   102	H
Square Feet  ASSESSED VALUE F. & T.  LAND \$ 550.00  BUILDINGS \$ 1.00.00  TOTAL \$ 1.00  When Acquired  How Much Paid \$ How Much Spent Since \$ 1.00  NICUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  Contract for Deed \$ Appr. Bal. Owing \$ To Whom?  Other  BEST ECONOMIC USE: Present Use  ANY UNLAWFUL USE NOTED: None  OCCUPANCY: Owner  Tenants  (See Names of ZONING: Class A B & C Commercial Industrial: Light Heavy  DESCRIPTION OF IMPROVEMENTS  Type of Building House Function Residence Year Built BR Remodeled  Construction Present Stories  Basement % Excav. 60  Foundation Stone Heat  Cubic Foot Content 33.535  Garage None  Other Bidgs. None  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 142 (plus 335)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
ASSESSED VALUE F. & T.  When Acquired  How Much Paid \$  How Much Spent Since \$  INCUMBRANCES: Mortgage \$  Appr. Bal. Owing \$  Holder?  Contract for Deed \$  Appr. Bal. Owing \$  Appr. Bal. Owing \$  To Whom?  Other  BEST ECONOMIC USE:  Present Use  ANY UNLAWFUL USE NOTED:  OCCUPANCY: Owner  CONING: Class A  B  C  Commercial  DESCRIPTION OF IMPROVEMENTS  Type of Building  Function  Number of Stories  Number of Stories  Number of Rooms  Basement % Excav.  To Whom?  Other Bldgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  INCOME DATA  Apt. #  Mo. Rent  Apt. #	-
When Acquired How Much Paid \$ How Much Spent Since \$ INCUMBRANCES: Mortgage \$ Appr. Bal. Owing \$ Holder?  Contract for Deed \$ Appr. Bal. Owing \$ To Whom?  Other  BEST ECONOMIC USE: Present Use  ANY UNLAWFUL USE NOTED:  OCCUPANCY: Owner Tenents (See Names of ZONING: Class A B C Commercial Industrial: Light Heavy)  DESCRIPTION OF IMPROVEMENTS  Type of Building House Function Personne Year Built BB Remodeled  Construction Frame Number of Stories Number of Rooms Seasement % Excav. 60 Foundation Stone Heat Stories Number of Rooms  Cubic Foot Content 33.535 Garage Other Bidgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	ZA 00
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Contract for Deed \$ Appr. Bal. Owing \$ To Whom?  Other  BEST ECONOMIC USE: Present Use  ANY UNLAWFUL USE NOTED: None  CCCUPANCY: Owner Tenants (See Names of ZONING: Class A B C Commercial Industrial: Light Heavy  DESCRIPTION OF IMPROVEMENTS  Type of Building House Function Residence Year Built 1883 Remodeled  Construction Present Year Built Year	
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ANY UNLAWFUL USE NOTED:  OCCUPANCY: Owner  ZONING: Class A  B  C  Commercial  DESCRIPTION OF IMPROVEMENTS  Type of Building  Function  Function  Number of Stories  Number of Rooms  Basement % Excav. 60  Foundation  Cubic Foot Content  Tonants  Tenants  Te	
DESCRIPTION OF IMPROVEMENTS  Type of Building House Function Perioder Year Built 1883 Remodeled  Construction Time Number of Stories Number of Rooms 13  Basement % Excav. 60 Foundation Stone Heat Town Other Bidgs.  Cubic Foot Content 33.535 Garage None Other Bidgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 142 (plus 33%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
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Type of Building House Function Residence Year Built 188 Remodeled  Construction Trans Number of Stories Number of Rooms 138  Basement % Excav. 60 Foundation Stone Heat Transport Transport General Condition  Cubic Foot Content 33.535 Garage None Other Bldgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 140 (plus 33%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
Type of Building House Function Residence Year Built Remodeled  Construction Trans Number of Stories Number of Rooms  Basement % Excav. 60 Foundation Stone Heat Transport Foundation  Cubic Foot Content 33,535 Garage None Other Bldgs.  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 140 (plus 33%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
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Basement % Excav. 60 Foundation Stone Heat Market Date Date Date Date Other Bldgs. None  Cubic Foot Content 33.535 Garage None Other Bldgs. None  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 140 (plus 33%)  No. 142 (plus 38%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	-
Cubic Foot Content 33,535  Garage None  COMPARABLES  By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 140 (plus 33%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
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By number as shown in submitted list: (Plus or minus percentage to adjust)  No. 140 (plus 33%)  No. 142 (plus 38%)  INCOME DATA  Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
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Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
Apt. # Mo. Rent Apt. # Mo. Rent Apt. # Mo. Rent Apt. #	
	Mo. Rent
Front, # \$45.00 # \$	
Rear. Up \$45.00 # \$	
Front, # \$45.00 # \$	
Adjusted Total Annual Rent Estimate \$ 1,320,00 Multiplier	
Indicated Value Estimate by Income Approach \$5,940,00	
INDICATED VALUE ESTIMATE BY COST APPROACH	
Depreciated Value Estimate Main Building This Sheet \$5,400,00  Depreciated Value Estimate Auxiliary Buildings This Sheet \$	
Depreciated Value Estimate Buildings Parcel A \$	
Depreciated Value Estimate Buildings Parcel B \$	
Depreciated Value Estimate Buildings Parcel C \$	
Total \$5,400.	00
Estimated Land Value \$ 550.	45.00
	100
The within described real property has been appraised in accordance with the rules and profession of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our oping the property hereinabove described has a market value as of the date hereof in the amount of	onal ethics organization the p
Five Thousand Nine Hundred Fifty Dollars	
641/When \$5,950.00	
Earl V. Dolan, M.A.I., S.R.A. C. C. Beeth, M.A.I., S.R.A.	

A COUNTY Value Appinish for the HOUSING AND REDEVELORMENT AUTHORITE

OF THE CHYLOLSEP AUTHORITE

OF THE CHYLOLSEP

Up Rear: Dale Olson Tenants Names " Front; D. Matychek Robert Snyder Down Rear: Front: Vacant Remarks: man de Hoteld in the Residence

The result for the first of the first of the second of the